

RESOLUTION NO. 16-276

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE KEY WEST BIGHT MANAGEMENT DISTRICT BOARD BY AUTHORIZING THE SITING OF A SURFACE PARKING LOT AT 609 GREENE STREET; DIRECTING CITY STAFF TO SOLICIT DESIGN PROPOSALS FROM QUALIFIED CONSULTANTS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, in Resolution No. 14-325, the City Commission directed City staff to commence the process of developing parking garages at 609 Greene Street and 616 Simonton Street; and

WHEREAS, in Resolution No. 15-088, the City Commission selected Walker Parking Consultants and authorized a contract for Design-Build Criteria Documents for the Parking garages in response to RFQ 15-001; and

WHEREAS, during the April 5, 2016 City Commission meeting, City Staff was directed to bring before the Commission a resolution to construct a parking garage at 609 Greene Street; and

WHEREAS, the Key West Bight Board, at its meeting of June 15, 2016, recommended denial of the proposed Task Order for a parking garage at 609 Greene Street, and instead recommended that Staff redesign the existing surface parking lot;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF
THE CITY OF KEY WEST, FLORIDA AS FOLLOWS:

Section 1: That the City Commission accepts the
recommendation of the Key West Bight Management District Board and
authorizes the siting of a surface parking lot at 609 Greene
Street.

Section 2: That City staff is directed to solicit design
proposals for a surface parking lot at 609 Greene Street from
qualified consultants.

Section 3: That funds in an amount up to \$85,425 are
available for parking lot design (Project KW1305), additional
funds for parking lot construction were requested in the FY 2016/17
budget under account 405-7505-575-6300.

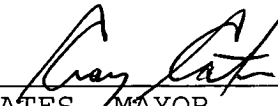
Section 4: That this Resolution shall go into effect
immediately upon its passage and adoption and authentication by
the signature of the Presiding Officer and the Clerk of the
Commission.

Passed and adopted by the City Commission at a meeting held
this 20 day of September, 2016.

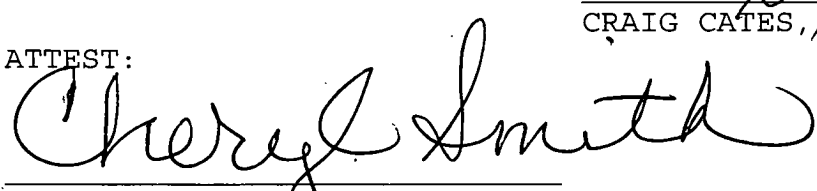
Authenticated by the Presiding Officer and Clerk of the
Commission on 21 day of September, 2016.

Filed with the Clerk on September 21, 2016.

Mayor Craig Cates	<u>Yes</u>
Vice Mayor Clayton Lopez	<u>Yes</u>
Commissioner Sam Kaufman	<u>Yes</u>
Commissioner Richard Payne	<u>Yes</u>
Commissioner Margaret Romero	<u>Yes</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Yes</u>


CRAIG CATES, MAYOR

ATTEST:


CHERYL SMITH, CITY CLERK



THE CITY OF KEY WEST
3140 Flagler Ave Key West, FL 33040 (305) 809-3700

EXECUTIVE SUMMARY

TO: Jim Scholl, City Manager
FROM: Doug Bradshaw, Ports Director
Jim Bouquet, P.E., Engineering Director
DATE: August 29, 2016
RE: Surface Parking Lot at 609 Greene Street

ACTION STATEMENT:

Site a surface parking lot in lieu of a multi-level parking garage at 609 Greene Street and solicit design proposals from qualified consultants.

BACKGROUND:

The City Commission Resolution 14-325 directed staff to commence the process for developing two parking garages located in Old Town Key West. Proposed garage locations are 609 Greene Street and 616 Simonton Street. During the April 5, 2016 City Commission meeting, Staff was requested to bring before the City Commission a resolution to construct a parking garage at 609 Greene Street. However, on June 15, 2016, the Key West Bight Management District Board (Bight Board) unanimously voted not to recommend approval of a parking garage at that location. The Bight Board did recommend to reconfigure and redesign the existing surface parking lot at 609 Greene Street.

A parking garage is strongly opposed by Conch Republic Seafood Company, the current tenant whose business abuts the proposed location. The tenant does support a new surface lot consistent with the attached preliminary concept. The preliminary concept provides 53 parking spaces, scooter parking, improved aesthetics, landscaping and access for tenant business operations.

To support the Bight Board recommendation, Staff is requesting City Commission approval to site a surface parking lot at 609 Greene Street in lieu of a multi-level parking garage at that location. Upon approval, proposals to design a surface lot will be solicited from qualified consultants.

EXECUTIVE SUMMARY

PURPOSE AND JUSTIFICATION:

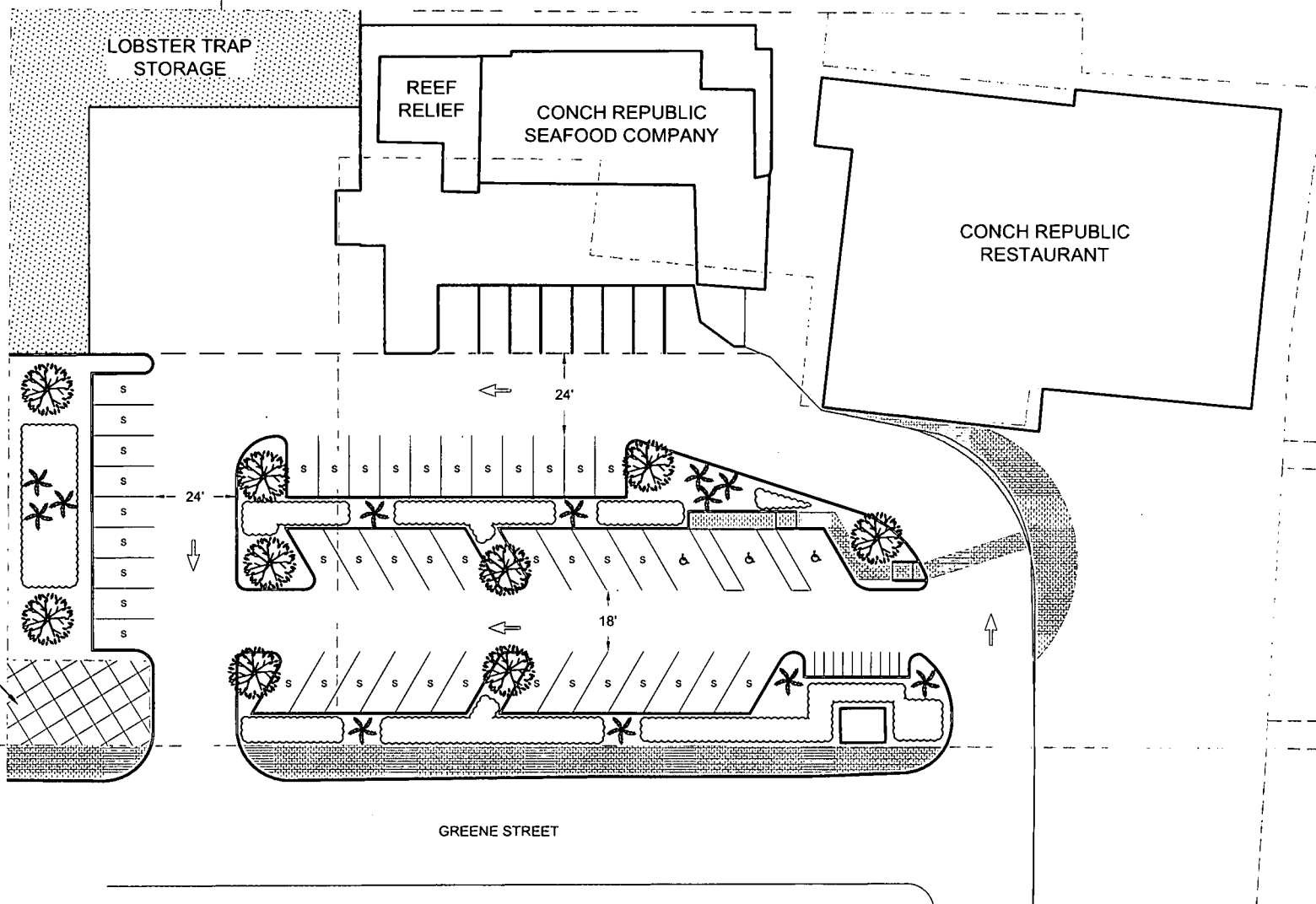
A reconfigured surface parking lot will increase the number of parking spaces, improve traffic circulation and enhance aesthetics/landscaping as compared to the existing surface parking lot at 609 Greene Street. A surface lot in lieu of a multi-level parking garage is supported by the Bight Board and abutting businesses. A reconfigured parking lot is consistent with the 2011 Strategic Plan Infrastructure Goal #5, *All of the City's destinations and resources are accessible to residents and visitors.*

FINANCIAL IMPACT

The City Commission prefunded \$90,000 for parking lot design from Key West Bight funds, with \$82,425. remaining available (KB1305). An additional \$550,000. for Greene Street Parking Lot construction is requested in the FY2016/17 Key West budget under account 405-7505-575-6300.

RECOMMENDATION

Staff recommends siting a surface parking lot in lieu of a multi-level parking garage at 609 Greene Street, and soliciting design proposals from qualified consultants.



City of Key West

Engineering Services
3132 Flagler Avenue, Key West, FL 33040



SCALE 1"=30'

TITLE

SURFACE PARKING LOT

GREENE ST & ELIZABETH ST

DRAWN	JTJ
SCALE	AS NOTED
DATE	10/16/15
SHEET	1 of 1



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Action Minutes - Final

Key West Bight Management District Board

Wednesday, June 15, 2016

3:00 PM

Old City Hall

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number 1-800-955-8771 or for voice 1-800-955-8770 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Call Meeting To Order

3:08 P.M.

Roll Call

Absent 2 - Mr. Hughes, and Chairman Knowles

Present 5 - Mr. Ashby, Mr. Gardner Jr., Mr. Henson, Ms. Ovide, and Bowman

Pledge of Allegiance to the Flag

*It was moved by Board Member Ovide and seconded by Board Member Gardner to elect Board Member Ashby as Chairman for the meeting.
There were no objections.*

Approval of Agenda

The agenda was approved without change.

Approval of Minutes

1

May 11, 2016 (Regular)

Attachments: Minutes

A motion was made by Ms. Ovide, seconded by Bowman, that the Minutes be Approved. The motion passed by a unanimous vote.

Presentations

2 907 Caroline Street (Piano Shop) Design Direction

Attachments: Feasibility Report 907 Caroline

Board Vice-Chair Steve Henson arrived at 3:25 during the presentation item. Direction was given to staff that this item come back to the Board at a future meeting with additional information regarding housing.
Received and Filed

Action Items

3 Approving the award for Invitation to Bid (ITB) #020-16 Key West Bight Shoreline Protection to Charley Toppino & Sons, Inc., and authorizing the City Manager to execute the contract in the amount of \$85,000.00.

Sponsors: City Manager Scholl

Attachments: Executive Summary
ITB #020-16 Bid Docs
ITB #020-16 Plans
Addendum #1 doc
Bid Tab
Toppino Proposal
Toppino Price Confirmation
Grader Mike Proposal
Underwater Eng Proposal
Shoreline Proposal
DN Higgins Proposal
Haack Proposal
PAC Proposal

A motion was made by Mr. Henson, seconded by Ms. Ovide, that the Item be Passed. The motion carried by the following vote:

Absent: 2 - Mr. Hughes, and Chairman Knowles

Yes: 5 - Mr. Ashby, Mr. Gardner Jr., Mr. Henson, Ms. Ovide, and Bowman

- 4 Approving Task Order 16-02 to William P. Horn, Architect in the amount of \$41,391.00 for Design / Bidding / Construction Services for the Historic Seaport Ice House Structural Repairs.

Sponsors: City Manager Scholl

Attachments: Executive Summary

Task Order

Structural Assessment

Res #14-307

A motion was made by Mr. Henson, seconded by Mr. Gardner, Jr., that the Item be Passed. The motion carried by the following vote:

Absent: 2 - Mr. Hughes, and Chairman Knowles

Yes: 5 - Mr. Ashby, Mr. Gardner Jr., Mr. Henson, Ms. Ovide, and Bowman

- 5 Approving the request for a Lease Amendment to Good Day on a Happy Planet (Piano Shop) located at 907 Caroline Street to provide a one-time rent reimbursement and abatement.

Sponsors: City Manager Scholl

Attachments: Executive Summary

Rent Abatement Letter

DR-15s

Jan-July Statements

A motion was made by Mr. Gardner, Jr., seconded by Ms. Ovide, that the Item be Passed as presented and amended by Mr. Henson to extend the rent abatement through September 2016 and to renegotiate any additional months thereafter. The motion carried by the following vote:

Absent: 2 - Mr. Hughes, and Chairman Knowles

Yes: 5 - Mr. Ashby, Mr. Gardner Jr., Mr. Henson, Ms. Ovide, and Bowman

- 6 Recommending to the CRA approval or disapproval of the Walker Parking Consultants Task Order for schematic design, preparation of design/build criteria documents and bidding period services in the amount of \$178,910.00 to support construction of a new Parking Garage at 609 Greene Street (Conch Republic Seafood Company Lot); Approving necessary budget transfers/amendments.

Sponsors: City Manager Scholl

Attachments: Executive Summary
Walker Proposal
Parking Garage Status Presentation
Resolution 14-325

A motion was made by Mr. Henson, seconded by Mr. Bowman, that the Item be Denied; Not to move forward to the CRA denying the Task Order and recommending Staff reconfigure and redesign the existing parking lot. The motion carried by the following vote:

Absent: 2 - Mr. Hughes, and Chairman Knowles

Yes: 5 - Mr. Ashby, Mr. Gardner Jr., Mr. Henson, Ms. Ovide, and Bowman

- 7 Approving the 2016-2017 Proposed Key West Historic Seaport Budget.

Sponsors: City Manager Scholl

Attachments: 405 Budget 16-17
Summary 16-17
Full Budget Package
2016-17 Proposed Revenues
2016-17 Proposed Expenses
2016-17 Capital Projects
2015-16 Budgeted Revenue and Year to Date
2015-16 Budgeted Expenses and Year to Date
Key West Seaport Marketing 2017 Budget Estimate

A motion was made by Ms. Ovide, seconded by Mr. Henson, that the Item to Approve the 2016-17 Proposed Budget for the Key West Bight be Postponed to July 13, 2016. The motion passed by a unanimous vote.

Reports

8 **Manager's Report**

Attachments: May 2016 Monthly Report
 May 2016 Sales Comparison Report
 Port and Marine Project Status 6-2-16
 Ferry Terminal Passenger Counts
 Schooner Western Union Preservation Society Update

Not Received

9 **Accounts Receivable Report**

Attachments: Tenant Balances June 10 2016
 KW Bight Marina Tenant Charges June 16
 KW Bight Rent Roll June 2016

Not Received

10 **Key West Bight Preservation Association Report**

Attachments: KW Bight Preservation Association Minutes

Not Received

11 **Old Business**

Received and Filed

Public Comment

Board Comment

Adjournment

4:55 P.M.

CITY OF KEY WEST
FY 16/17 CIP PROJECT DETAIL

Project No: KB1305
Project Name: Greene Street Parking Lot
Location: Key West Historic Seaport
Department: Key West Historic Seaport
Account No: 405-7505-575-6300

Date: 4/11/2016
Contact: Karen Olson
Project Start: 10/1/2014
Project Complete: 9/30/2017
Project Estimate: \$640,000
Project Funding to Date: \$ 90,000.00

Project Description/Justification:

Expand existing surface parking lot into leased area. New parking lot to include lighting, landscaping, bicycle parking, ect...
Pricing based on \$15.00SF based on costs of two previous parking lot projects.

Reasons for Funding Modification (if applicable):

Operating Impact:

Related Projects:

Project Phase Summary

Phase	Committed	FY16/17	FY17/18	FY 18/19	FY 19/20	FY 20/21	
Study/Design	\$ 7,600.00	\$ 52,200.00					
Construction		\$ 580,200.00					
Total	\$ 7,600.00	\$ 632,400.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 640,000.00

Funding Source Summary

Phase	Funded	FY16/17	FY17/18	FY 18/19	FY 19/20	FY 20/21	
Key West Bight	\$ 90,000.00	\$ 550,000.00					
Total	\$ 90,000.00	\$ 550,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 640,000.00

RESOLUTION NO. 14-325

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, DIRECTING THE COMMENCEMENT OF THE PROCESS FOR DEVELOPMENT OF PARKING GARAGES IN OLD TOWN KEY WEST; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Key West, and in particular the Old Town area, is in need of additional parking facilities; and

WHEREAS, a parking garage previously existed at the former City Hall site at 525 Angela Street; and

WHEREAS, the expansion of parking at the Angela/Simonton Street location would serve to help alleviate a portion of the downtown parking shortage; and

WHEREAS, the City also owns a parking lot on Greene Street which provides parking for the adjacent private entity pursuant to a lease clause in the agreement it has with the City; and

WHEREAS, the development of a parking garage at that location would also provide additional much needed parking.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That the City Manager is directed to commence planning for the development of a parking garage at the Angela/Simonton Street location adjacent to the new fire station.

Section 2: That the City Attorney is directed to review the current lease for the Greene Street location and collaborate with the City Manager for the establishment of a parking garage at that location.

Section 3: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the Presiding Officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 5th day of November, 2014.

Authenticated by the Presiding Officer and Clerk of the Commission on 6th day of November, 2014.

Filed with the Clerk on November 6, 2014.

Mayor Craig Cates	<u>Yes</u>
Vice Mayor Mark Rossi	<u>Yes</u>
Commissioner Teri Johnston	<u>Yes</u>
Commissioner Clayton Lopez	<u>No</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Yes</u>
Commissioner Tony Yaniz	<u>Yes</u>


CRAIG CATES, MAYOR

ATTEST:

CHERYL SMITH, CITY CLERK